

NOTICE TO TAXPAYERS
ASSESSMENT LISTS FOR 2021

Valuation date (35 ILCS 200/9-95):	January 1, 2021
Required level of assessment (35 ILCS 200/9-145):	33.33%
Valuation based on sales from (35 ILCS 200/1-155):	2018, 2019, 2020

Publication was hereby made for equalized assessed valuations for real property in Whiteside County in accordance with 35 ILCS 200/12-10. As required by 35 ILCS 200/9-210 and 35 ILCS 200/10-115, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%.

Pursuant to 35 ILCS 200/10-115, the Farm land assessments for the 2021 assessment year will increase by 10% of the preceding year's median cropped soil productivity index as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a \$35.21 per acre increase for each soil productivity index.

Property in Whiteside County other than farmland and coal, is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over-assessed. If the resulting value is less than the fair cash value of your property, you may be under-assessed. You may appeal your assessment to the Board of Review.

If you believe your property's fair cash value is incorrect or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken:

1. Contact your Township assessor's office to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file a complaint with the Whiteside County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (815)772-5195 or visit www.whiteside.org for more information.
3. The final filing deadline for Whiteside County is generally 30 days from the publication date. After this date the Board of Review is prohibited by law from accepting assessment complaints for properties in this Township. For more information on complaint deadlines, call (815)772-5195 or visit www.whiteside.org.

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (815)772-5195 or visit www.whiteside.org.

Your property tax bill will be calculated as follows:
Final Equalized Assessed Value – Exemptions=Taxable Assessment
Taxable Assessment X Current Tax Rate= Total Tax Bill

All equalized assessed valuations are subject to further equalization and revision by the Whiteside County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of assessments for Whiteside County for the current year, except for those assessments that were changed solely by equalization as noted above is as follows: